

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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16 Dorset Drive, Aldridge, WS9 8JN Guide Price £179,950

A mid town house residence in need of general modernisation, conveniently situated close to local amenities.

* Reception Hall * Through Lounge/Dining Room * Kitchen * 3 Bedrooms * Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



16 Dorset Drive, Aldridge



Through Lounge/Dining Room



Kitchen



Kitchen



Bedroom One

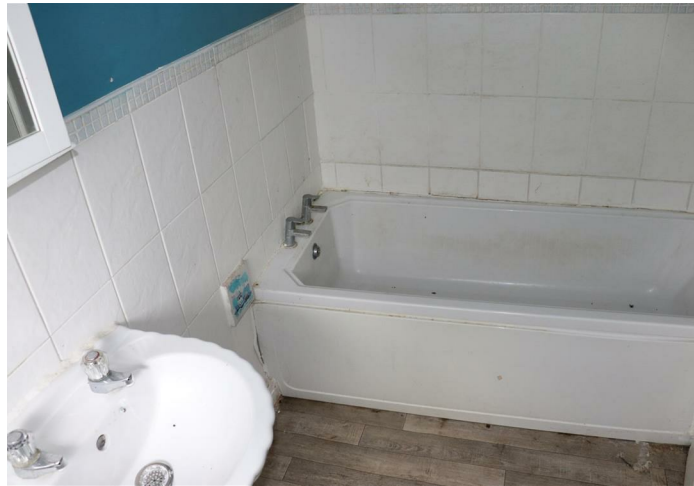
16 Dorset Drive, Aldridge



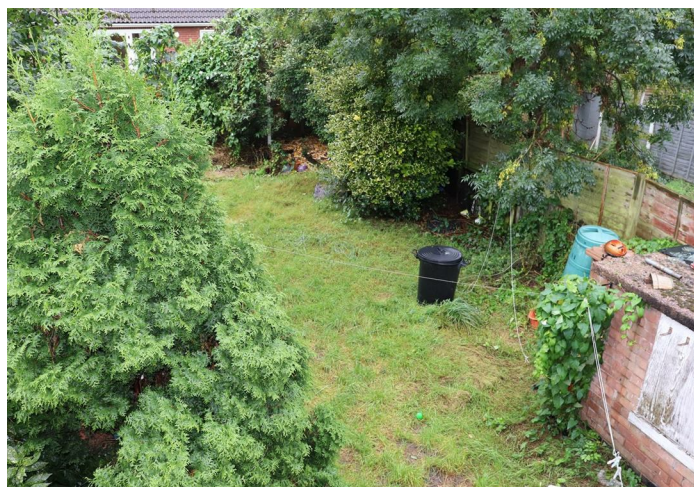
Bedroom Two



Bedroom Three



Bathroom



Rear Garden

16 Dorset Drive, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this mid town house residence that is in need of general modernisation. The property is conveniently situated close to local amenities and within easy reach of Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

PVCu double glazed entrance door and ceiling light point.

THROUGH LOUNGE/DINING ROOM

5.69m x 3.35m (18'8 x 11')

PVCu double glazed windows to front and rear elevations, fireplace, central heating radiator and two ceiling light points.

KITCHEN

4.11m x 3.00m (13'6 x 9'10)

PVCu double glazed door and window to rear elevation, tiled floor, central heating radiator, ceiling light point and under stairs storage cupboard off.

FIRST FLOOR LANDING

ceiling light point and airing cupboard off.

BEDROOM ONE

3.96m x 3.20m (13' x 10'6)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO

3.15m x 2.74m (10'4 x 9')

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM THREE

3.12m max x 2.39m (10'3 max x 7'10)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

16 Dorset Drive, Aldridge

BATHROOM

two PVCu double glazed frosted windows to rear elevation, panelled bath, pedestal wash hand basin, wc, heated towel rail and ceiling light point.

OUTSIDE

FORE GARDEN

paved driveway provides off road parking, lawn, shrubs and shared side access leads to:

REAR GARDEN

patio area, brick built storage shed, lawn, trees and shrubs.

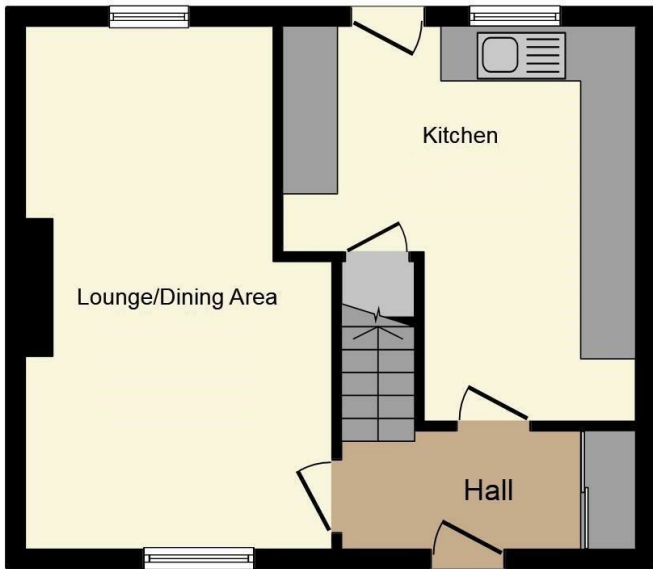
GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

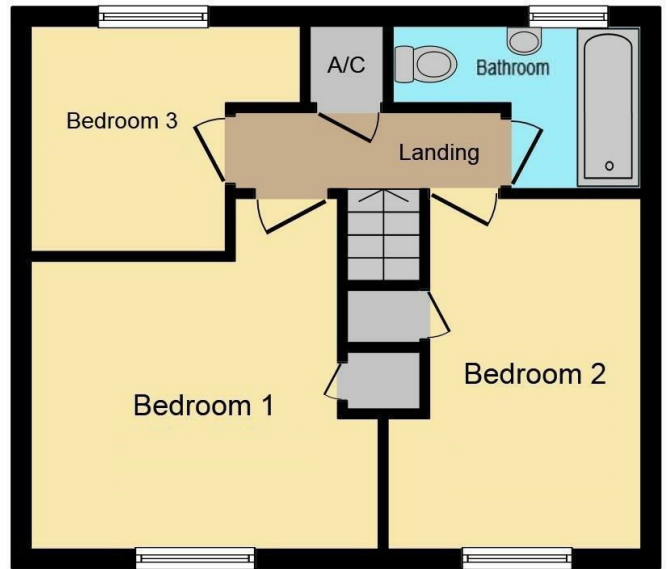
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	